

**REVISED May 11, 2006**

**District III Advisory Board**

**Minutes**

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**April 5, 2006  
7:00 p.m.**

**Wichita WATER Center  
101 E. Pawnee**

The District III Advisory Board meeting was held at 7:00 p.m. at the Wichita WATER Center at 101 E Pawnee. Ten (10) District Advisory Board members were in attendance. Six (6) city staff was present and approximately twenty-four (24) members of the public.

**Members Present**

Dewayne Kitchen  
Joan Hartig  
Matt Foley  
Teresa Cook  
Charlotte Foster  
Gerry Myers  
Jim Gulick  
Judy Dillard  
Jesse Sheffield  
William Ward  
Council Member Jim Skelton

**Members Absent**

John Kemp  
Danny Harshberger, Youth

**Staff Present**

Officer F. Phomachanh, Police  
Officer Ginny Wylie, Police  
Chief Larry Garcia, Fire  
Jess McNeely, Planning  
John D'Angelo, City Arts  
Dana Brown, City Manager's Office

**Guests**

Listed on page 6.

**Council Member Jim Skelton** called the meeting to order at 7:04 p.m. He stated to the public that the District Advisory Board is advisory in nature, created to make recommendations to him for actions he would later take during City Council meetings. He asked that the public be courteous during presentations and to wait to make their comments until called to do so.

The minutes from the March 1, 2006 meeting were approved unanimously with one correction.

**Public Agenda**

**Heather Hansen, representing Joyland**, stated that discussion about apartment buildings being built was only an option to consider if the amusement park could not be re-developed. She said that she will speak at the K-15 Neighborhood Association on April 24, 2006 to discuss neighborhood improvements.

Hansen said that Joyland would have security 24 hours a day, 7 days a week, and that everyone will be searched, including any baggage they bring with them. Loitering will not be allowed. A dress code will be followed and no children under the age of 13 will be permitted in the park unless accompanied by an adult minimum age of 18.

The **Board** expressed a concern for flood control issues in the area. **Public** questioned the concerts and noise level.

**Action: Received and filed.**

### **Staff Presentations**

#### **Community Police Report**

**Officer Fongvilay Phomachnanh, 34 Beat** reported for Beats 32-36. He said that larcenies of vehicles parked on the street are occurring in the Planeview area. Southeast High School is having a truancy problem and the students leaving school are cutting through residential areas and messing with homes nearby. Several arrests for these issues have been made. Community Affairs will be providing special educational sessions in May on the Air Section.

**Officer Ginny Wylie** reported on Beats 24, 25, 26, 29, saying that robberies had occurred at Banks and at Excitement Video in Beats 24 & 25. These incidents have caused the south area to lead in robberies for the city. Gang graffiti has also occurred by an unidentified gang. Officer Wylie noted that Board Member Sheffield had painted out 25 of the sites.

**Board Members** asked a question about whether 4-wheelers; are legal on the street? **Officer Wylie** stated no; she further explained that many incidents had been reported in the Big Ditch, which presents another issue of trespassing. Another question also asked was whether Beat Officers are now serving warrants to which **Officer Wylie** said they were.

**Members of the public** also asked questions. **Larry Manning, 1116 Alturas**, asked whom should he call about a code violation? He was told to call Beat 26. **Betty Strickland, 1302 Galena**, said cars in driveways are not being moved. **Officer Wylie** said that cars in driveways are legal if they are tagged with a legal license.

**Recommended action: Receive and File**

### **New Business**

#### **Fire Department**

**Chief Larry Garcia** presented information in response to an e-mail from Jim Gulick about the proposed consolidation: (1) Why would a study regarding city and county fire services being combined take six months? Council asked that a report be provided to them in six months. **Chief Garcia** said it takes time to consider how to negotiate City and County systems, address legal matters involving taxing authorities, & merge retirement, benefits, payrolls, and other personnel matters. All of this takes time in an effort to determine proposed options to the Council. (2) Does the city and county already have one joint station? This is only a situation of co-locating. They have not combined services.

**Chief Garcia** said with the city's recent annexations, the county's tax base is being encroached upon. And yet in the recent past, the city has asked that positions for Fire Prevention be deleted. This takes away a very necessary part of educating the community on how to prevent fires.

Joyce asked if co-existing could happen to provide more effective fire services. Some discussion is taking place for most of the east and west areas. **Myers** asked approximately how many personnel are for one Fire truck? There are 3 shifts with 3 people each and one for filling in for days off which

equals to 10 people. **Foley** asked what does it take to get a fire station in the south part of town to which **Council Member Skelton** said it would take four votes. Foley said that some units are underutilized.

**John Stevens, 3125 E. Boston** asked does any place needs a fire station more than South City? Garcia said no but two other districts in addition to District 3 also need a fire station, Districts 2 and 5.

**Councilman Skelton** said this is a priority and one of the city's primary roles & functions is to provide safety. The discussion will continue about the placing of a fire station.

**Action: Receive and File.**

#### **MAPD ZON2006-00014**

**Jess McNeely, Planning**, presented the request from "LI" Limited Industrial to "GI" General Industrial for a concrete/asphalt plant. The property, 500 feet east of Hydraulic and approximately 500 feet south of Tulsa Street, is under contract for purchase by Cornejo & Sons, Inc. The area surrounding the property is Limited Industrial and Residential, and Limited Commercial and General Commercial with a salvage yard and basic industry including hazardous product industry. McNeely noted that the zoning goes with the land so future use should be considered. He said that an employment and industry center is in agreement with the adopted plan but does not include an asphalt plant. Another consideration is the visual appearance for the I-235 corridor. Some design elements have been considered by the property owner to address. Staff recommends approval with a Protective Overlay that includes six conditions.

**Chuck Hill, agent for Cornejo & Sons**, noted that the current zoning of General Industrial allows for asphalt as a permitted right. The request for LI will limit the use of the property but the conditions will keep the asphalt use. In return, Cornejo has agreed to donate a portion of the land for a fire station.

**DAB Members** discussed the following issues: How long is the offer extended to donate the land to the City (5 years); is the asphalt plant mobile (yes, it's a portable concrete plant); the issue of zoning remaining with land; how can the dust be controlled any better than it currently is now (no suggestions given); a rock crusher currently exists and cannot control dust any better than it does presently; if asphalt creates any toxicity (Air Quality staff with Environmental Services has expressed concerns); and, that 60 people attended a South City Neighborhood Association meeting in which the request was reviewed and voted to accept.

**Council Member Skelton** asked staff whether storage of materials is allowed as LI or GI zoning with screening (storage is a current use allowed), and how are dust clouds handled (Cornejo responded saying they try to minimize dust clouds with a sprinkler system using well water).

**Public** identified several issues including dust being an environmental issue for residents; GI zoning is liberal; impact on Chapin Park; DAB previously denied Ritchie a permit that would add to the dust issue; and, concern that KDHE was not monitoring consistently, especially for residential areas.

**Action: The Board voted 8:2 to recommend approval of the request with the conditions recommended in the staff report.**

Presenters for the Interfaith Ministries presentation arrived. **Foley (Ward)** moved to re-open public agenda. Motion passed unanimously.

### **Public Agenda (continued)**

#### **Advocates for Ending Homelessness**

Inter-Faith Ministries Reverend Sam Muyskens presented a concept for a unified approach involving a number of agencies to build and operate a homeless center. The center would include a new consolidated shelter with job training and a number of other critical services to end and prevent homelessness. He stated that there are about 1,000 homeless in Wichita and the current facilities cannot provide enough beds. A consolidated approach is needed.

DAB Members and public plan to call Rev. Muyskens with questions.

**Action: Received & filed.**

### **New Business (continued)**

#### **Community Events Ordinance**

**John D'Angelo, City Arts** presented a new ordinance for the city's approval process of community events held outside. The new ordinance would apply to outdoor events on:

- Public property open to the public with over 250 expected attendance
- Private property with over 50 invited guests
- Park property with over 250 expected attendance

D'Angelo explained that by submitting an application form, the City would be able to advise the event coordinator about any additional permits & licenses such as tents, alcohol, music/noise, transient merchants, etc. and ensure that public safety is provided for expected traffic, parking, & food. He also explained that packages would be offered that include many of the typical permits & licenses for events. Separate licenses may also be purchased, as needed.

**DAB Members** asked whether such events as the Halloween trick or treating event on Broadview would require a permit as well as the Arts Gallery events in Watson Park. D'Angelo said any inside event would not need an application. Staff said the Broadview event had occurred several years now as a Block Party with Police assistance but the coordinator was told last year that an event application would be needed this year. Wedding receptions outdoors with over 50 people invited would need a permit. Clarification was given for 30 days as the length of time previous to the event that the application must be filed.

**Public** asked if the ordinance applied to schools to which D'Angelo said no. He also explained that the effectiveness date would not take place until 2007 even though he expects Council to approve this year.

**Hartig (Dillard)** moved to recommend approval for the ordinance. Motion passed 9:0.

**Action: Board moved to recommend approval for the ordinance.**

## **Aviation Museum**

**John D'Angelo, City Arts**, explained the mold problem in the Aviation Museum due to leakage and age of building. Total size is 3,000 square feet. The building needs to be remediated to resolve the mold and mildew damage. An anonymous donor donated \$100,000 asking for a match by City Council. The funding is included in the Capital Improvement Projects.

**DAB Members** asked what was the recent work done at the facility to which D'Angelo said the roof was repaired. Another question was what is the amount of \$6,460 shown to be used for to which D'Angelo said that is the Operation funding allocated.

**Action: Foley (Dillard) moved for City Council to match the \$100,000 private donation for repairs to the Kansas Aviation Museum. Motion passed 8:2.**

## **Board Agenda**

**Council Member Skelton** asked for updates, issues and reports from the Board. The following information was provided:

- **Cook** spoke on attending Visioneering sessions and the Gang Coalition.
- **Ward**, Meadowlark Neighborhood Association, said the Airport Advisory Board should have authority instead of being advisory only with the acting authority belonging to City Council.
- **Hartig**, South Central Improvement Alliance, attended the Gang Coalition meeting, WIN meeting on vicious dogs.
- **Dillard**, asked about use of the park by the River.
- **Myers**, Mead Neighborhood Association, reported that the South Chautauqua overlay was completed.
- **Gulick**, Grandview Heights, said their group met Tuesday, April 18, 2006 and received a gang report. A cleanup is scheduled for June 7, 2006.
- **Foster**, Fabrique Neighborhood Association is helping form a new neighborhood association north corner of District III between Kellogg and Oliver. She also attended the Board of Zoning Appeals meeting. The Fabrique Neighborhood Association is trying to do something about the number of crows in the area and will become involved in the Southeast High School truancy issue.
- **Foley**, Hilltop Neighborhood Association, is working on Project Monet. There has been a methamphetamine bust in the area.
- **Kitchen**, Planeview Neighborhood Association, needs better attendance. The Hispanic Chapter is becoming more involved, especially with reporting crimes.

**Council Member Skelton** said the district lunches not breakfasts will continue. In May, the program will be the Air Section of the Police Department.

The next regularly scheduled meeting for District Advisory Board III will be May 3, 2006 at the Water Center 101 E. Pawnee at 7:00 p.m.

Meeting adjourned at 9:40 p.m.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant Supervisor

**Visitors**

Elena Ingle	3608 Meadow Ln	67218
Mike Williams	1620 Alta	67216
Ron Cornejo	2060 Tulsa	67216
John & Debra Stevens	3125 E. Boston	67211
Lynda Novotny	1209 Jump	67216
Judy Glover	6055 S. Minnesota	67216
Chuck Hill	2060 Tulsa	67216
Heather Hansen	640 N. Rock Road	67206
Lauren MacDonald	4701 N. Hillcrest	67220
Jody Bennett	1709 E. 48 <sup>th</sup> Street S.	67216
Larry & Kathy Manny	1116 Alturas	67216
Annette Schoenthaler	1314 Galena	67216
Claudia Lee	2826 Greenwood	67216
Donna Thorton	2714 Southfork	67216
Carole Campbell	2821 S. Mosley	67216
Tom Schwartz	1407 E 43 <sup>rd</sup> Street S.	67216
Betty Strickland	1302 Galena	67216
Ken & Helen Parli	2730 Laura	67216
Pat Pickard	2928 Dunham	67216
M. McKain	2446 S. Minneapolis	67216
	1915 Glen Oaks Dr.	67216

May 3, 2006

To Councilman Skelton and DAB 3 Members,

The question has been presented by George Lee of the Riverside Mobile Home Park, Inc. about the following statements made at DAB 3 meeting in February: "(Randy Sparkman) Proposed changes will apply only to new or redeveloped manufactured home parks or to the new portions of existing manufactured home parks that expand onto currently undeveloped land and ..... (Sparkman response to Weilert on clarification on screening requirements) explained existing parks not required to retro fit as requirement is for new parks".

To clarify and correct the minutes of that meeting, it is my understanding that the proposed changes to manufactured home park regulations were to require a 6' to 8' masonry screening wall along all arterial streets only for new or redeveloped manufactured home parks. For existing *and* new parks, the proposal, at that time, was to require screening in conformance with the existing (not proposed) screening regulations of the zoning code by January 1, 2007.

All of these requirements have now been extensively modified at the request of the Manufactured Home Association after several meeting with Manufactured Home owners and representatives on March 1<sup>st</sup> and then again on April 11<sup>th</sup>. Final outcome of the proposed changes is not available at this time but the sentiment expressed by the association is, generally, that they do not want to see any changes to the code.

Randy Sparkman  
Zoning, License & Sign Supervisor  
City of Wichita